

Date

Mr. and Mrs. Seller
1230 Park Avenue
New York, NY 10000

Dear Mr. and Mrs. Seller:

We have been asked to submit an all cash offer at the full asking price of Nine Hundred Thousand Dollars (\$900,000) by Mr. and Mrs. Buyer of 325 East 57th street, New York, New York.

Please be advised that Mr. and Mrs. Buyer have impeccable social and business references and would have no difficulty meeting the Board requirements. Mr. Buyer is a partner at Paul Weiss. His area of expertise is corporate litigation. He graduated with honors from Duke University. Mrs. Buyer is a graduate of Vassar College. She is presently raising two boys, ages 4 and 6, after having spent 10 years on Wall Street.

Mr. and Mrs. Buyer's annual income is approximately \$500,000 and their net worth is in excess of 3 Million Dollars. The closing date will be arranged at your mutual convenience. Mr. and Mrs. Buyer are most eager to live in Carnegie Hill and in a fine family building such as 1230 Park Avenue. That serious and sincere purchasers is evident from the fact that they were the first to offer your full asking price. They appreciate your integrity in agreeing to give them the right of first refusal should you receive another offer to purchase the apartment.

In advance, thank you for your cooperation.

Cordially,

Signature